

**FOR LEASE**



**COLDWELL  
BANKER  
REALTY**

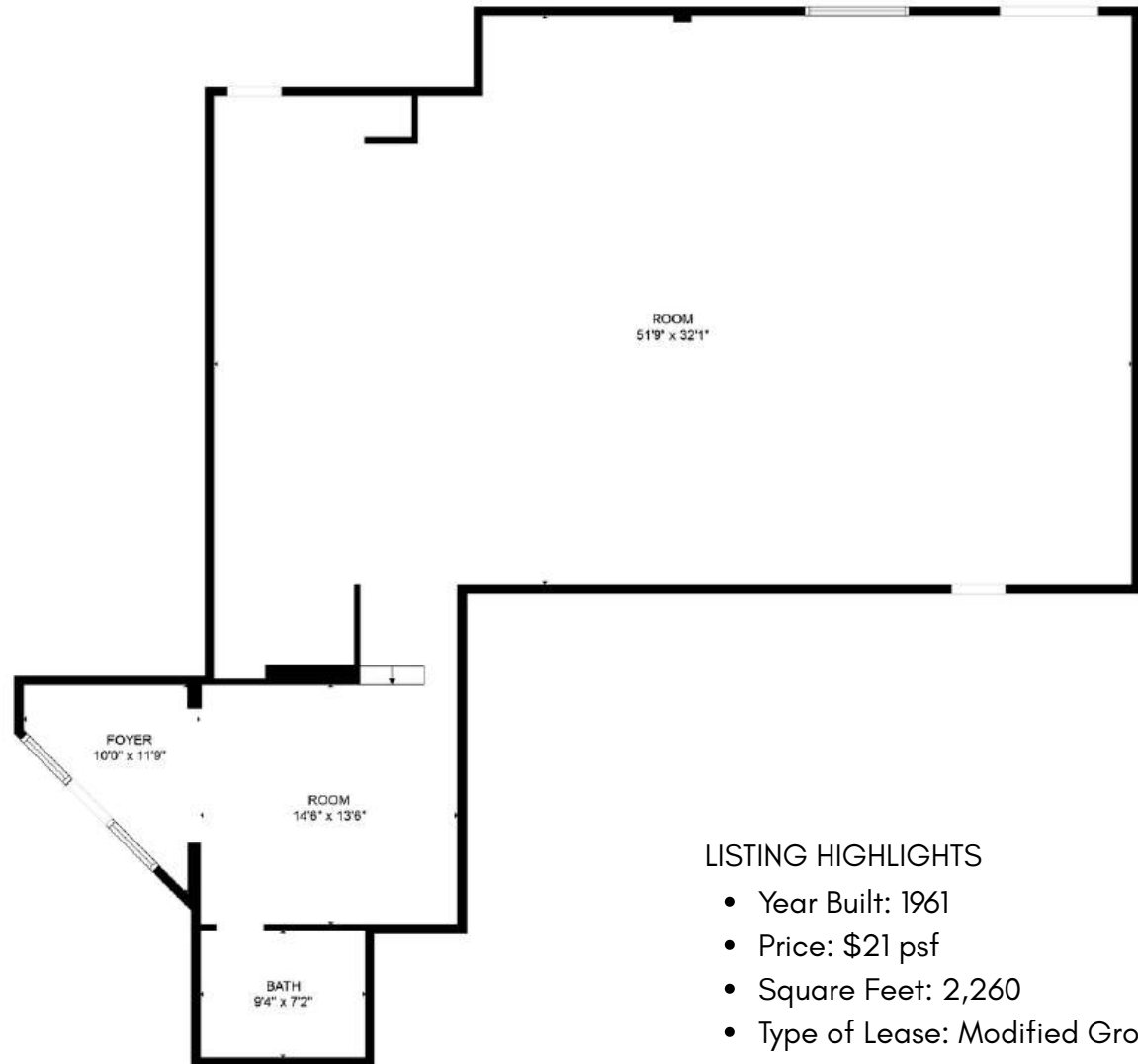
**1233 - 1237 LARPENTEUR AVENUE W**

**ROSEVILLE, MN 55413**

Anders Priley | [AEPriley@cbrealty.com](mailto:AEPriley@cbrealty.com) | 218-310-0876

Position your business for success with this spacious 2,260 sq. ft. retail space available for lease at 1233 Larpenteur Avenue in Roseville, Minnesota—a thriving first-ring suburb of the Twin Cities. Ideally located just minutes from downtown St. Paul, this property offers an unbeatable combination of visibility, accessibility, and strong consumer demographics.

Priced well and setup for a variety of businesses with easy access from Larpenteur and plenty of parking for clients and customers. This strong commercial corridor has a mix of both local and national tenants nearby insuring high daily foot and vehicle traffic.



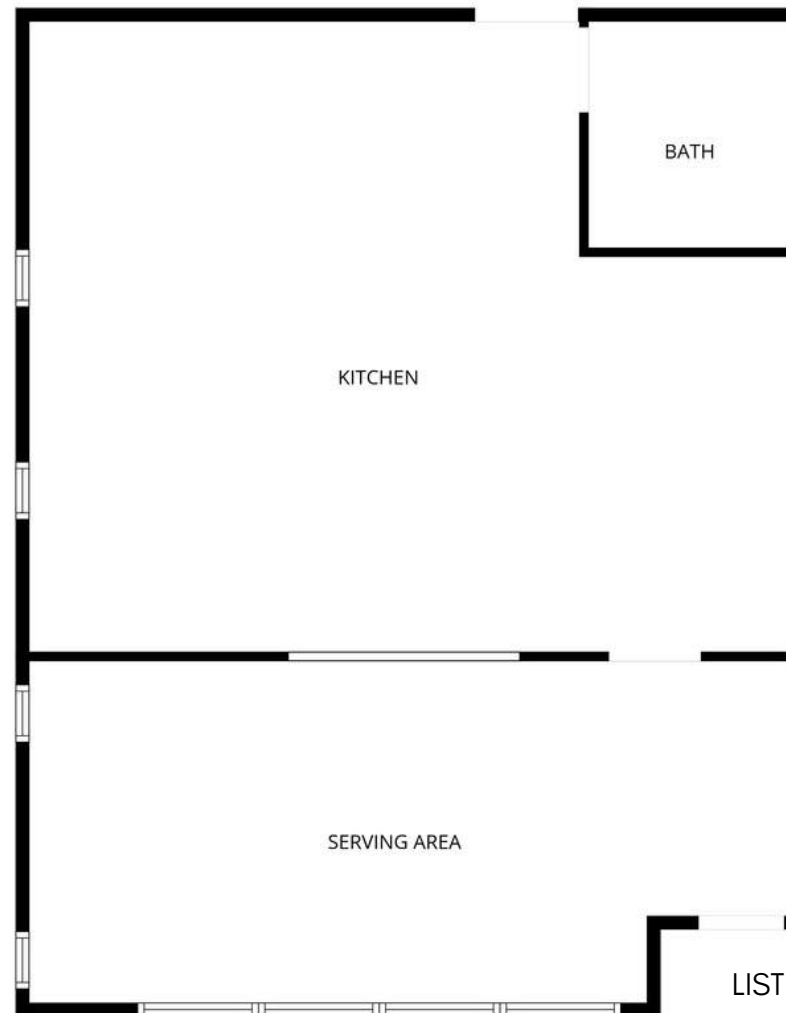
#### LISTING HIGHLIGHTS

- Year Built: 1961
- Price: \$21 psf
- Square Feet: 2,260
- Type of Lease: Modified Gross



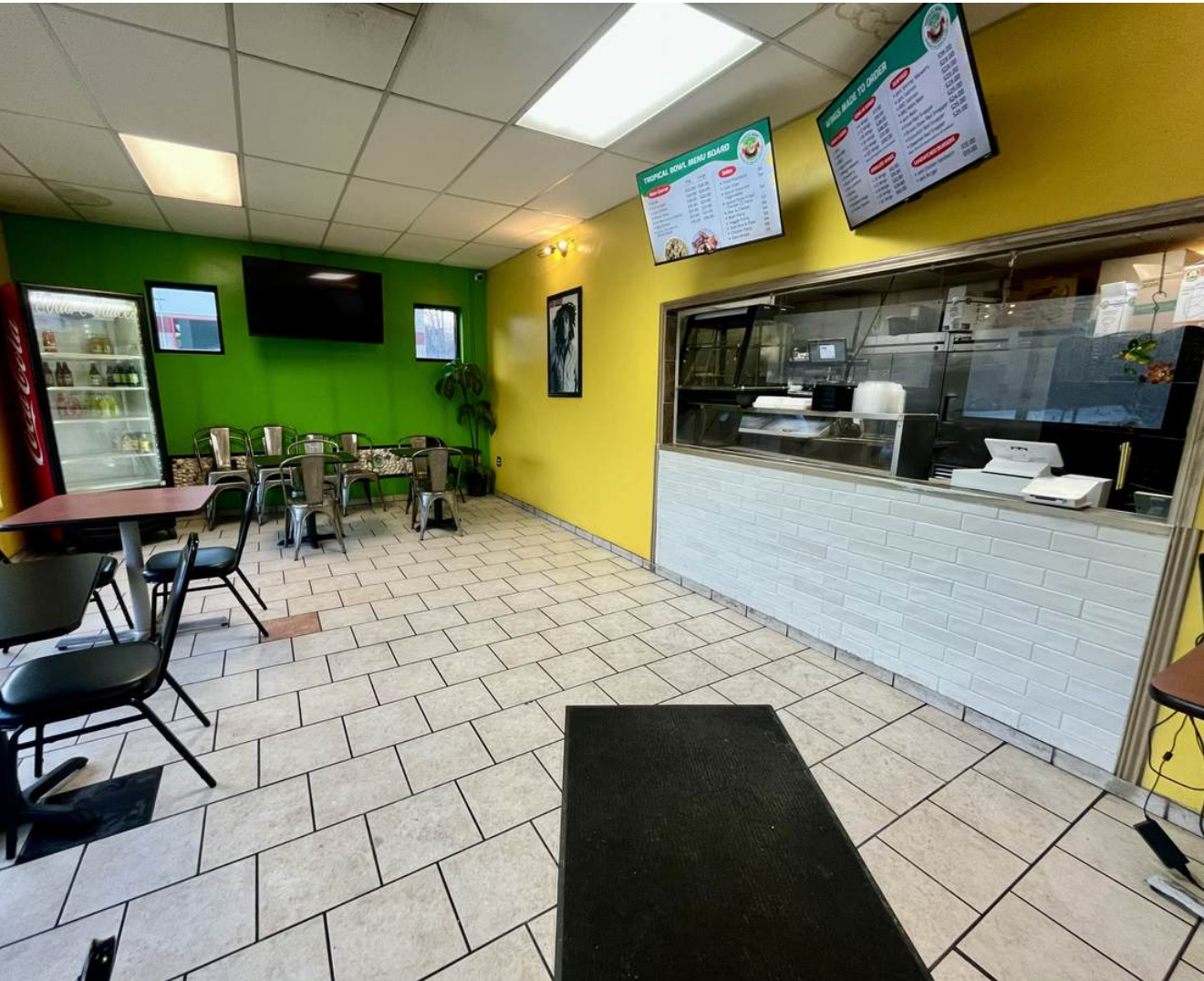
1237 Larpenteur is a second-generation restaurant space that is ready for someone with vision and a plan. This end unit has a functional layout and size perfect for many different type of restaurants. There is a small eat in area and also easy access for pickup and delivery, plus plenty of parking of for clients and customers.

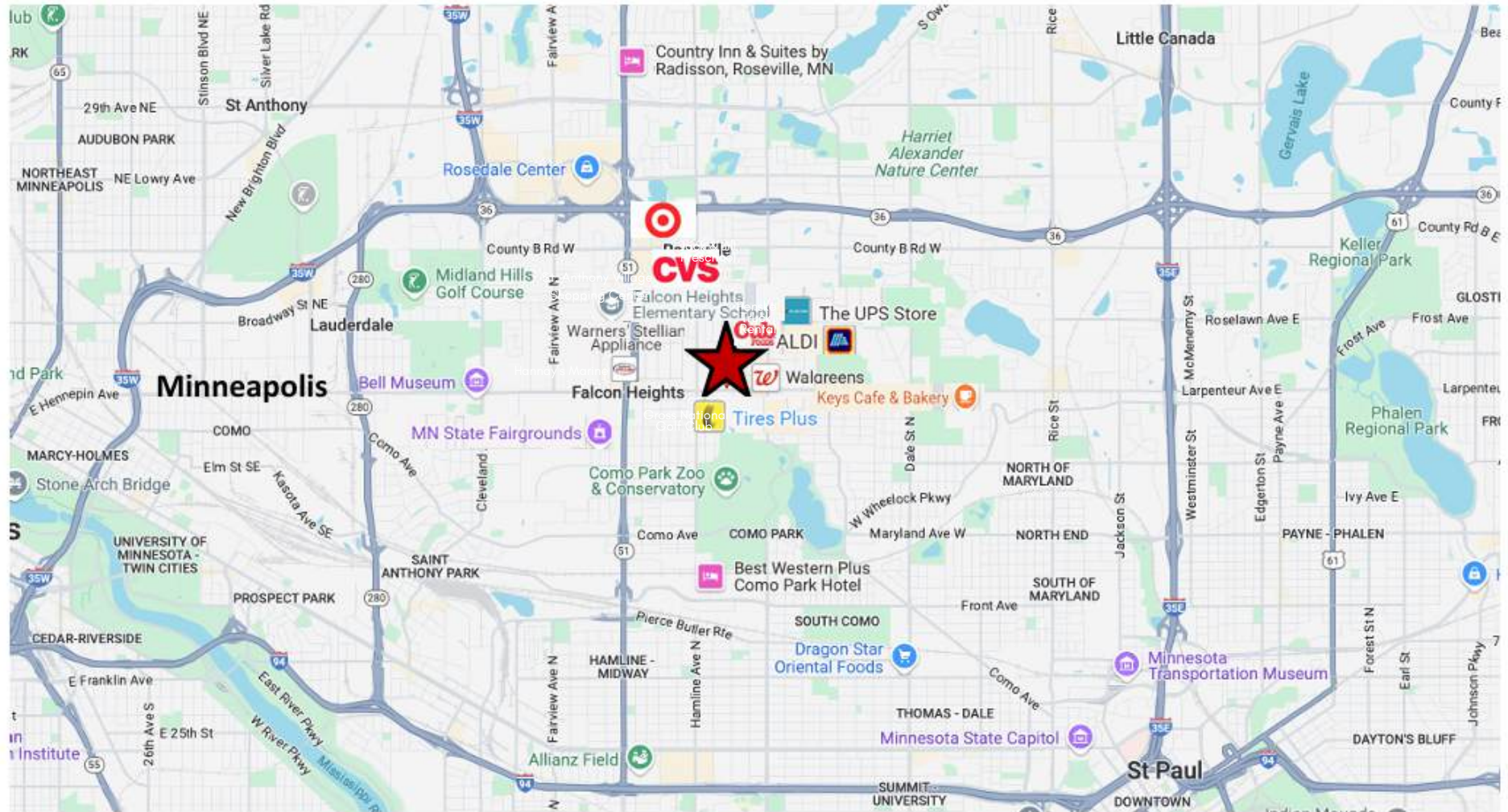
Contact us today for more information or to schedule a tour.



#### LISTING HIGHLIGHTS

- Year Built: 1961
- Price \$30 psf
- Square Feet: 1,194
- Type of Lease: Modified Gross





**PROPERTY HIGHLIGHTS**

- Great Visibility
- High Traffic Counts
- Easy Access from Larpenteur Avenue
- High Profile Tenants Nearby

**TRAFFIC COUNTS** 12,212

**DEMOGRAPHICS**

Distance from Subject Property	1 Mile	3 Mile	5 Mile
• Population	10,031	59,063	179,525
• Unemployment Rate	1.12%	1.98%	3.26%
• Average Household Income	\$74,112	\$64,772	\$61,093
• Median Household Income	\$58,920	\$52,529	\$50,353